



SUBURBAN
REAL ESTATE SERVICES

FOR SALE/LEASE

REDEVELOPMENT OPPORTUNITY

330-1

N. Madison Street | Joliet, IL

13,430 SF

Medical Office Building





PROPERTY OVERVIEW

Position your practice in a **high-visibility**, multi-tenant medical office building at the **corner of Glenwood Avenue and Madison Street** in Joliet. The property offers **excellent exposure**, multiple access points, **ample parking**, and **monument signage**, ideal for medical professionals seeking convenience and visibility.

Adjacent to Prime Healthcare, a Level II Trauma Hospital, the building is positioned within Joliet's **medical district**. It's **less than 2 miles from I-80** and **3 miles from I-55**, ensuring easy access for patients and staff.

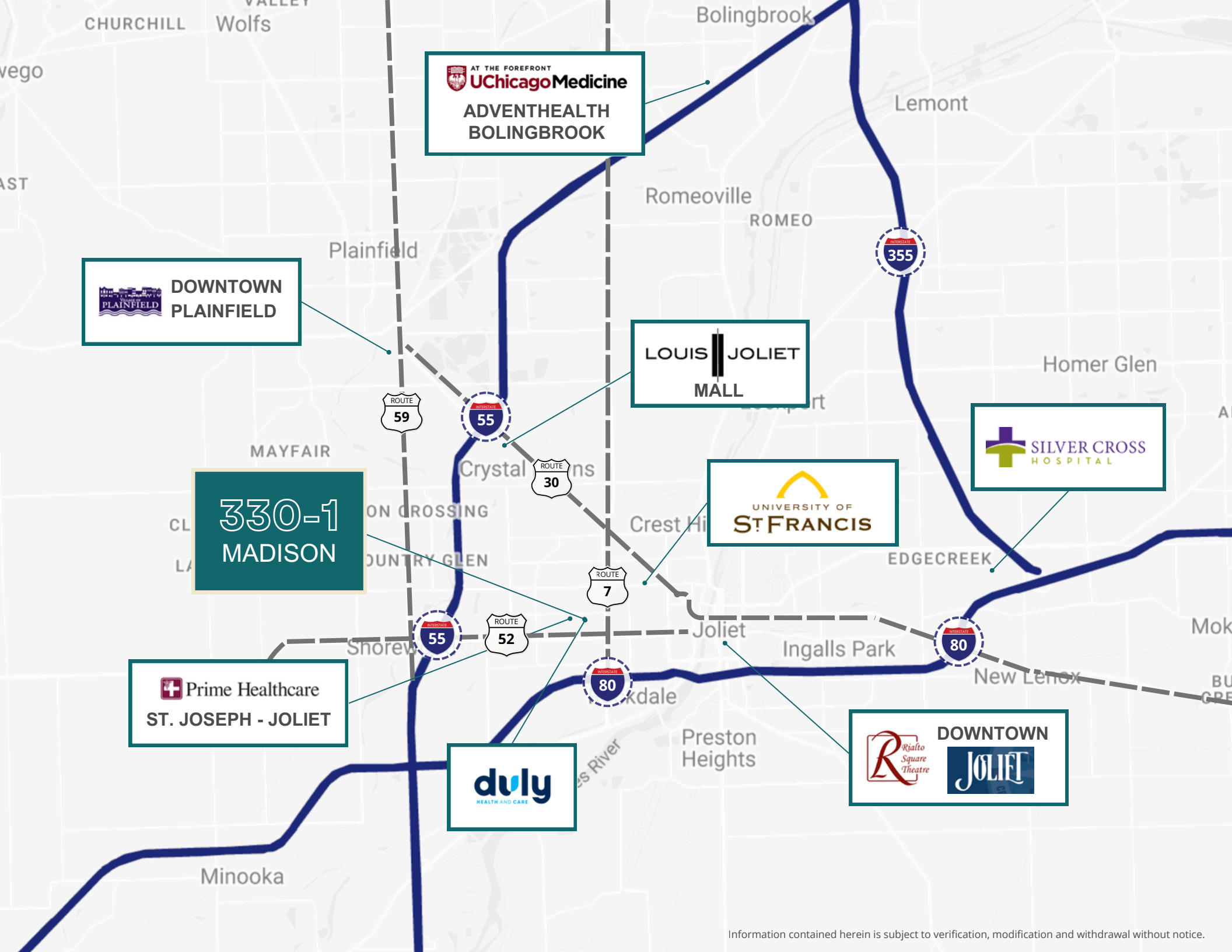
Close to **Louis Joliet Mall, Hollywood and Harrah's Casinos**, and popular dining options, the location benefits from a **strong commercial and residential base**. Perfect for **medical users** or **potential redevelopment**, this property delivers outstanding **visibility** and potential.

SIZE:	13,430 sf
YEAR BUILT:	1964
FLOORS:	2
LOT SIZE:	.84 acres
PARKING:	189 surface spaces Shared with adjacent building

Information contained herein is subject to verification, modification and withdrawal without notice.







AT THE FOREFRONT
UChicago Medicine
ADVENTHEALTH
BOLINGBROOK


DOWNTOWN
PLAINFIELD

LOUIS JOLIET
MALL

330-1
MADISON

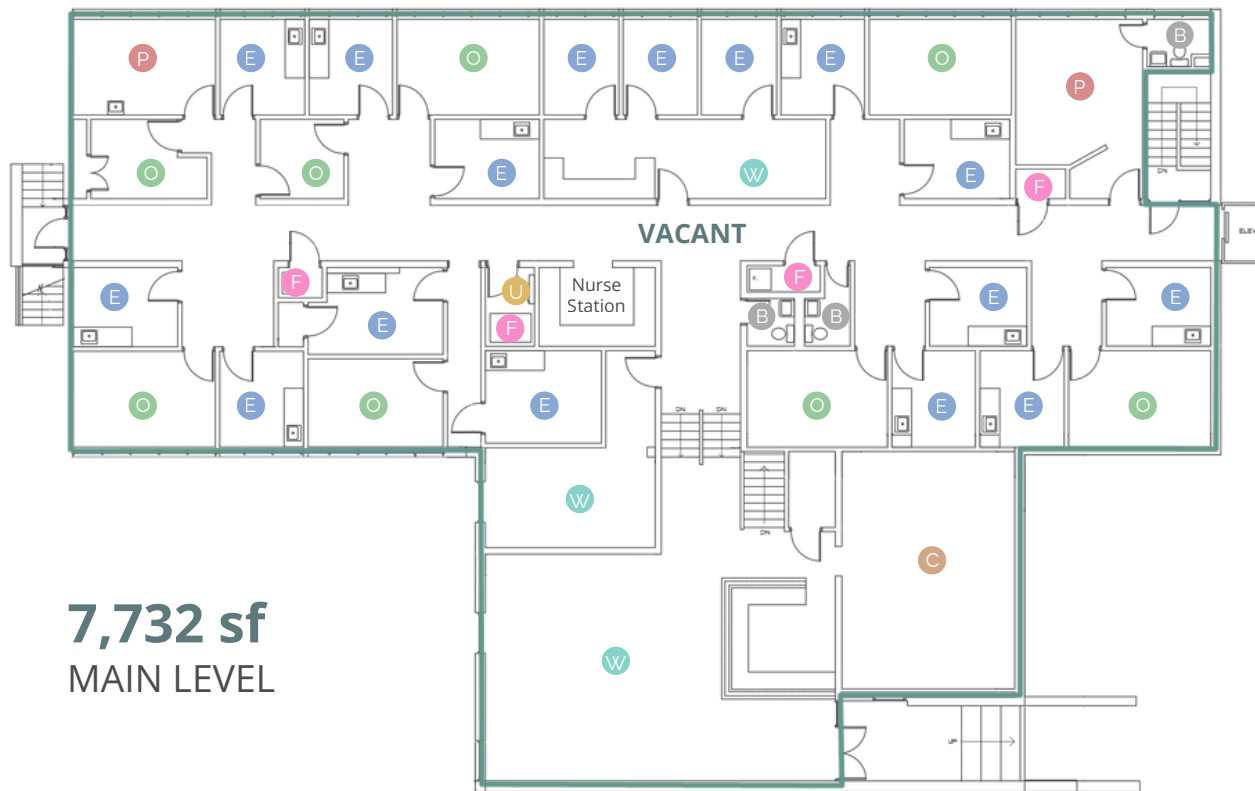

UNIVERSITY OF
ST FRANCIS


SILVER CROSS
HOSPITAL

 Prime Healthcare
ST. JOSEPH - JOLIET

duly
HEALTH AND CARE

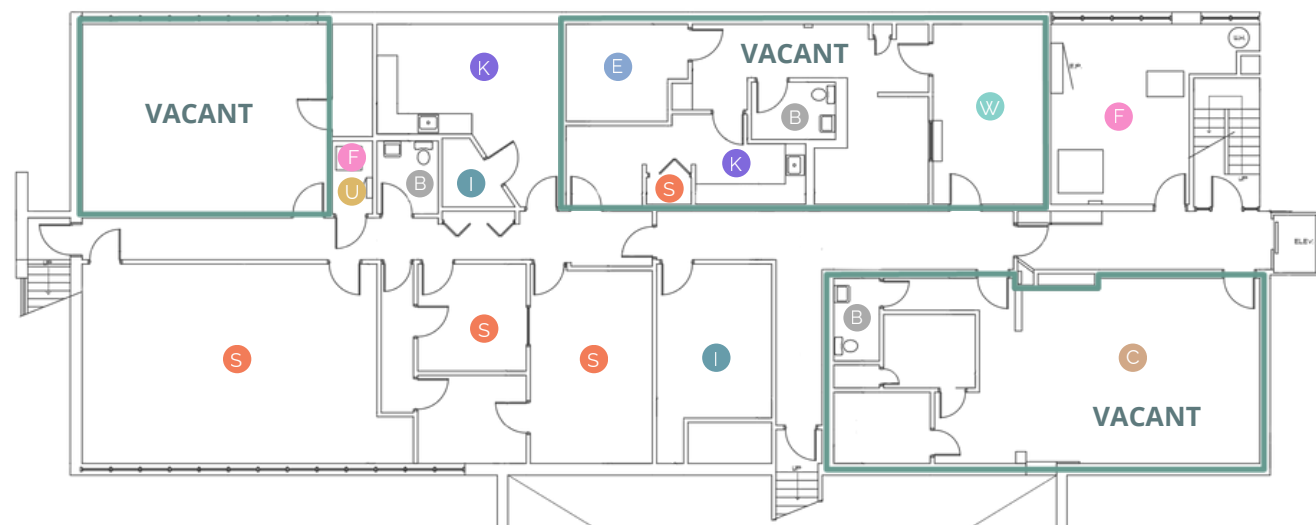
 **DOWNTOWN**
JOLIET



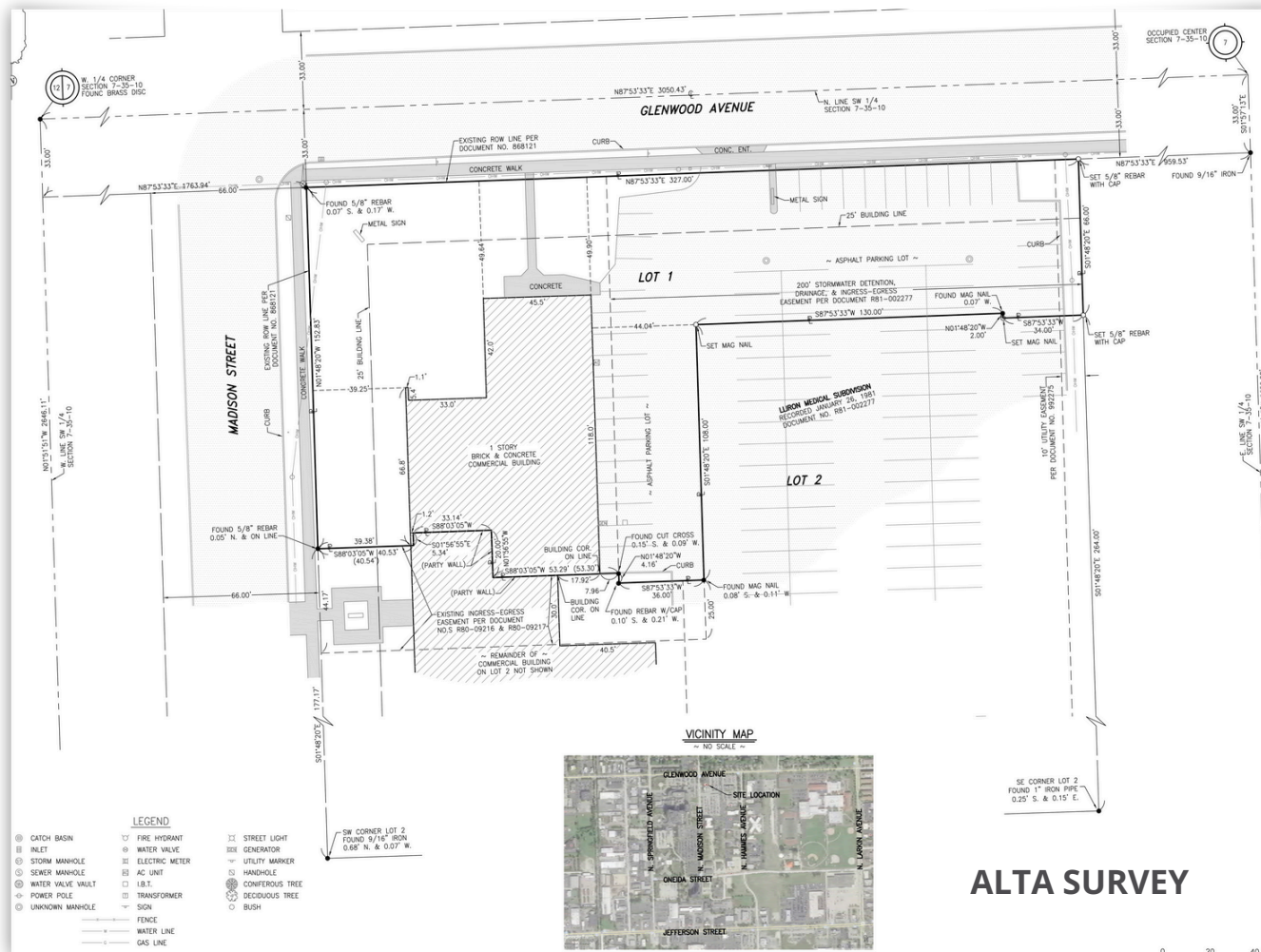
KEY DETAILS

- E = Exam Room
- O = Private Office
- P = Procedure
- C = Conference
- W = Waiting Area
- K = Kitchen
- B = Bathroom
- S = Storage
- I = IT
- F = Furnace
- U = Utility

5,698 sf
LOWER LEVEL



REDEVELOPMENT HIGHLIGHTS



- New comp plan - Will County Housing Study to address demand
- Rebranding the City of Joliet as a destination
- Administration wants more residential
- In a TIF district, possibly Enterprise Zone
- Apartment/mixed use potential

OFFERING SUMMARY

SALE PRICE: \$1,150,000
\$85.63 /sf

LEASE RATE: \$16.00 - \$19.00 /sf*
Full-Service Gross

REAL ESTATE TAXES: \$33,406.04 Annual
2024 Paid 2025 \$2.49 /sf
Parcel: 30-07-07-304-046-0000

OPERATING EXPENSES: \$26,860.00 Annual
2025 Budget Estimate \$4.25 /sf

**FURNITURE, FIXTURES, &
EQUIPMENT:** Negotiable

*Tenant responsible for in-suite janitorial.

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CONTACT

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